

Staff Report- June 14, 2011
686 Washington Boulevard
Baltimore City Historic District- Ridgley's Delight

Plan: Window Violation/Hardship Application

Staff Presenter: W. Edward Leon

Applicant: Haiwen Chen

Background

This project is being reviewed under CHAP Preservation guidelines 8.6 Windows- Window Replacement p. 43 and Standards #2, #5 and #6. The applicant installed 8 vinyl windows and wrapped the window trims in late January of 2011 without obtaining either a Notice to Proceed or a Building Permit. They were reported by a community member to 311 and violation notices were issued. The applicant was advised to meet with the community regarding the windows. This was followed by an attempt to falsify the intent of the ARC approval by the contractor for the retention of the vinyl windows. After which the applicant proceeded to request this hardship application.

Plan

The applicant is requesting leniency to allow the vinyl window to remain due to the fact that it would be an economic hardship for them to replace with proper wood windows.

Analysis

The staff has reviewed the request using the Guidelines and has determined that the vinyl windows do not meet the Guidelines as stated in Chapter 8.

The historic windows were removed without determining if they deteriorated beyond repair or just in need of routine maintenance.

The applicant has provided documentation regarding their financial situation and the circumstances surrounding the removal of the historic windows

Staff Recommendation

Staff recommends disapproval of the replacement of the vinyl windows because the material does not meet CHAP Guidelines 8.6 Windows- Window Replacement or the Standards #2, #5, and #6.

Staff recommends the applicant be allowed an extended time frame to replace the 2 first floor windows by the end of 2011 and the remaining 6 windows by 2012, along with the removal of the window wrap and restoration of the historic trim. Staff also, recommends that the vinyl windows be donated to a salvage charity in order to receive a donation deduction and that they apply for the State Historic Tax credit to alleviate the cost of the proper window installation.

Site Plan









